

**8,700 SF HIGH CLEAR WAREHOUSE W/+2 ACRE YARD**  
IN BOULDER COUNTY

**1280 ROCK CREEK CIR**

LAFAYETTE, CO 80026

## Property Summary

- Convenient access to Hwy-287, E-470, Hwy 36, and Baseline Rd
- 2+ Acre Fenced and Secured Yard
- High-Clear Warehouse and Office
- Two-Story Office
- Multiple Drive-In Loading Options

## Property Zoning Code

M1 (City of Lafayette)

**CLICK HERE FOR FULL CODE:**

[https://library.municode.com/co/lafayette/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH26DEZO\\_S26-11IND](https://library.municode.com/co/lafayette/codes/code_of_ordinances?nodeId=COOR_CH26DEZO_S26-11IND)

## Property Features

Lease Rate:	\$25.00/SF NNN
NNN Estimate:	\$5.74/SF
Building Size:	8,700 SF
Land Size:	99,560 SF (2.29 AC)
Loading:	Two (2) 16'x16' Drive-In Doors One (1) 12'x12' Drive-In Door One (1) 10'x10' Drive-In Door
Clear Height:	24'-30'
Power:	Single-Phase <i>THREE-PHASE CAN BE INSTALLED FOR ADDITIONAL COST</i>
Sprinklered:	No
YOC:	2007
Major Cross Streets:	Northwest Parkway & Hwy 287
Taxes:	\$40,926 (2025)

For more information:



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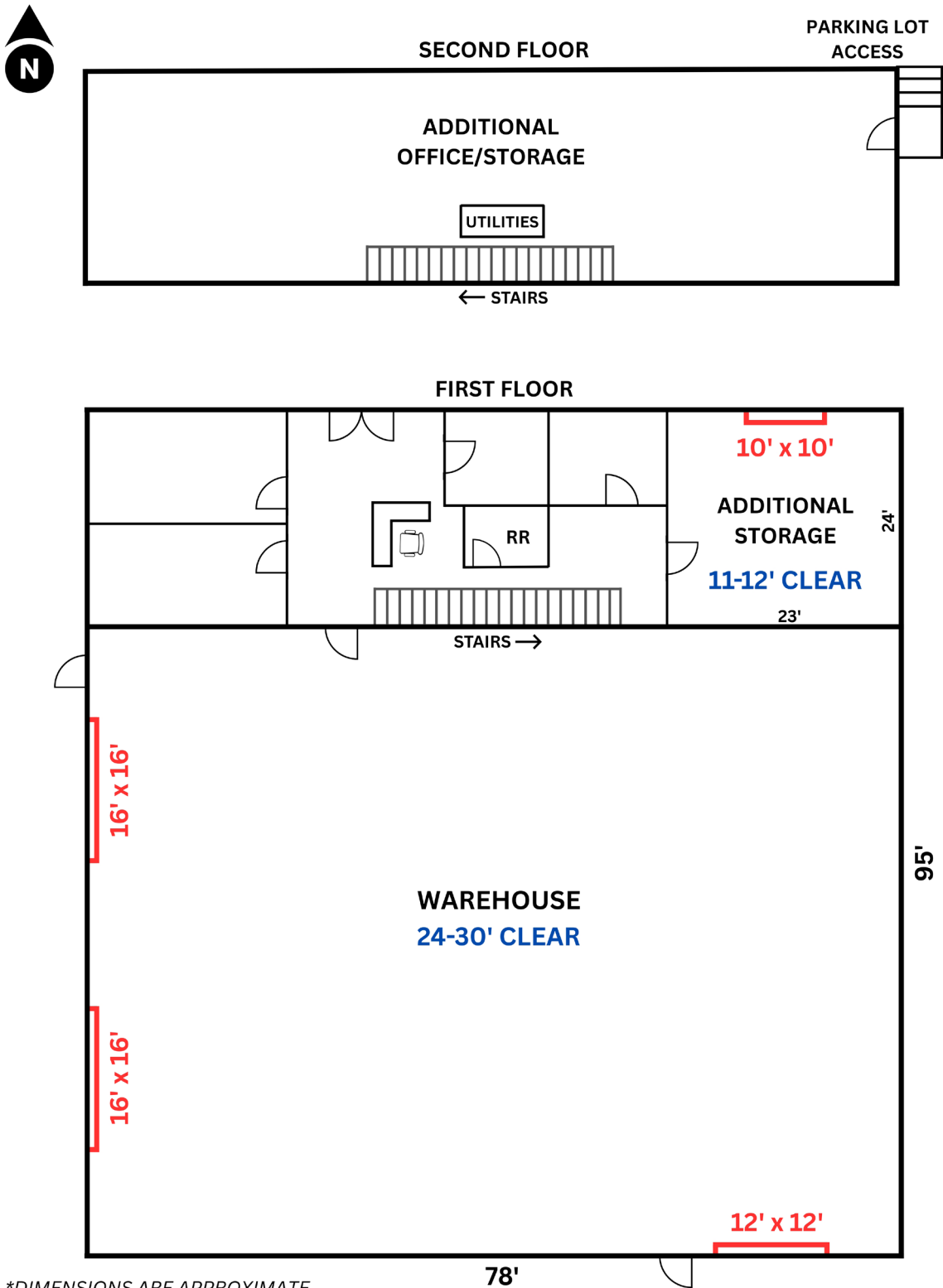
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1280 ROCK CREEK CIR  
FLOORPLAN



\*DIMENSIONS ARE APPROXIMATE



1280 ROCK CREEK CIR  
LAFAYETTE, CO



**SUBJECT PROPERTY**  
1280 ROCK CREEK CIR  
LAFAYETTE, CO



# 1280 ROCK CREEK CIR LAFAYETTE, CO

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